

HUNTER'S COVE SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 367-lot, 135.0± acre subdivision which is located on the North side of Theodore Dawes Road at the North terminus of Leythan Drive, extending North to the West termini of Cheyenne Street and Hooper Street, and East to the South termini of Huron Road and Mackenzie Drive. The subdivision is served by city water and sanitary sewer facilities.

The purpose of this application is to create a 367-lot phased development providing a variety of housing options and as such may be considered innovative. Included in this report are detail site plans illustrating the master plan and the individual plats for the four separate units: 40-foot lots, 60-foot lots, 60 and 80-foot lots, and 90-foot lots. Additionally, a similar application was approved by the Commission in December 2002 as a 373-lot phased development. While in the process of development the developer failed to apply to the Commission for an extension, and the approval expired. The applicant has now resubmitted the subdivision application to the Commission.

The site fronts Theodore Dawes Road, a planned major street which is illustrated on the Major Street Plan, and has an existing right-of-way of 80-feet, thus the dedication of sufficient right-of-way to provide 50-feet from the centerline would be required. Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 1-4 of Unit Three, and Lot 1 of the Unit One, Phase One are denied direct access to Theodore Dawes Road.

As illustrated on the following individual phased plats, approximately 92 lots will be only 40-feet wide, thus a waiver of Section V.D.2. would be required. Additionally, most of the lots in Unit One contain less than 7,200 square feet of lot area. The Planning Commission may approve lots as small as 5,000 square feet, the smallest lot, Lot 85, which contains 5,012 square feet, exceeds this requirement.

In approving reduced lot sizes, the Commission typically requires compensating open space. It should be noted that over 9.3 acres in usable common areas (this excludes streets, detention and sewer facility) is proposed, and would compensate for the lots containing less than 7,200 square feet of area. A note should be placed on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners.

The site will be served by public water and sanitary sewer; however, the sewer system will be a centralized effluent disposal system. With this type of system, each lot will have individual septic tanks, but no field lines; the effluent will be pumped to a centralized station located on the western portion of the property. The Subdivision Regulations require a minimum of 15,000 square feet for lots that are served by public water and individual septic systems. The proposed lots range from 5,012 square feet to 23,757 square feet. While each lot will have a septic tank, but no field lines, it is the field lines on each lot that require the larger lot size. The Commission

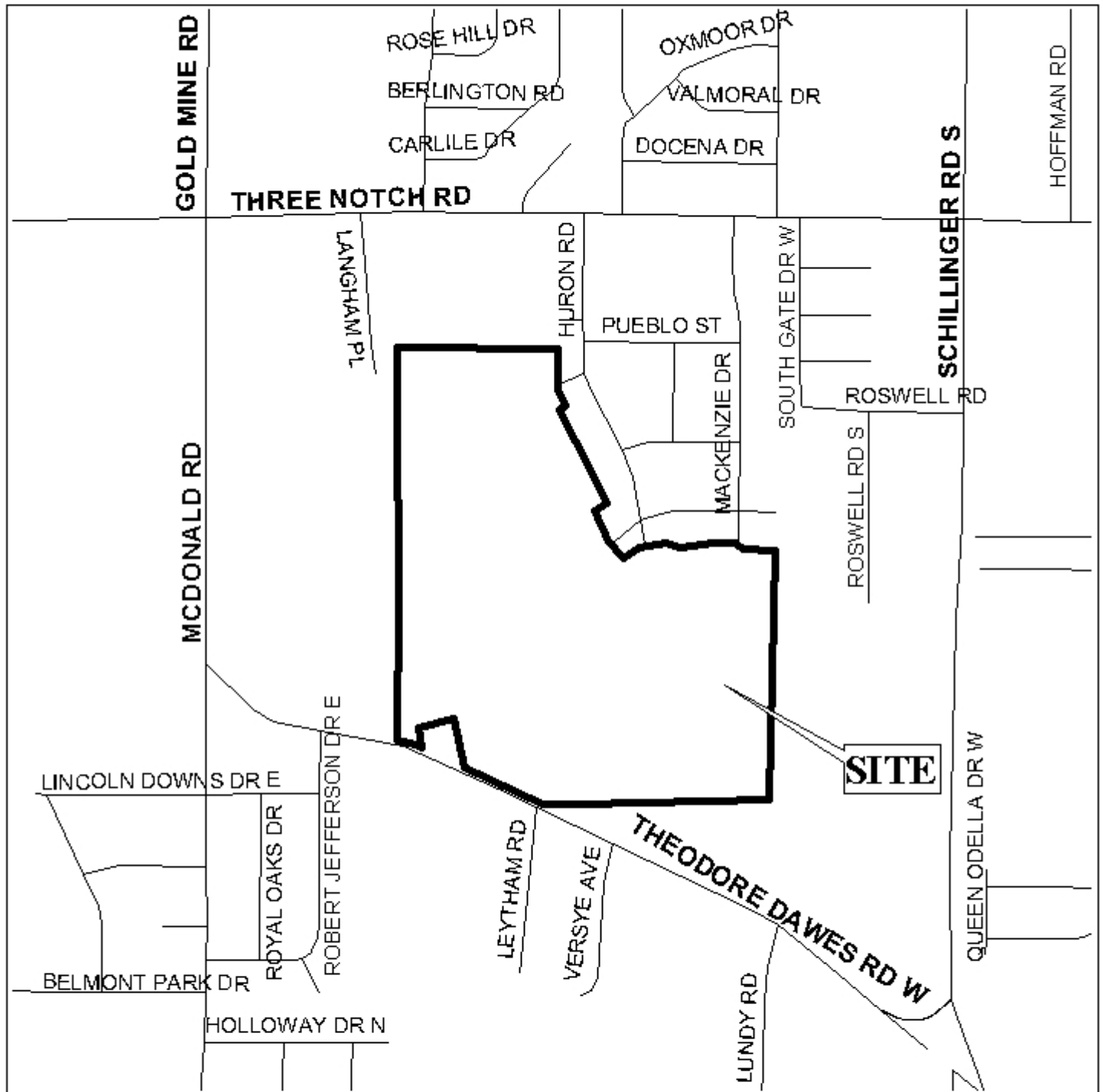
has in the past approved reduced lot sizes for developments served by this type of centralized sewer system.

Another issue to consider is that of access to the development. With the exception of the southern terminus of Huron Road, the development will connect with the existing street stubs. The connection with the southern terminus of Huron Road is not necessary, as there is adequate connectivity in the area; however, there are concerns regarding access to Theodore Dawes Road. This subdivision consists of 367 lots, and the only new point of access is proposed; the connections with the existing street stubs will ultimately net two additional points of access to a Major Street (Three Notch Road). The existing subdivision to the North has 97 lots, and upon completion of this subdivision, 464 total lots will have only three points of access. The previous application submitted to the Commission did not illustrate a second access point to the development from Theodore Dawes Road; however, after discussion on this project the applicant agreed to the construction of a deceleration lane and left turn lane for east bound traffic on Theodore Dawes Road. The applicant also offered traffic calming devices during the initial application to further enhance safe vehicular patterns, which should be coordinated with and approved by County Engineering and Urban Development Department.

Since the site is located in the County, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property, shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With a waiver of Section V.D.2. modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of the necessary right-of-way to provide 50-feet from the centerline of Theodore Dawes Road, a planned major street; 2) the placement of a note on the final plat stating that direct access to Dawes Road is denied for Lots 1-4 of Unit Three and Lot 1 of Unit One, Phase One; 3) the placement of a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners; 4) the construction of a deceleration lane and left turn lane for east bound traffic on Theodore Dawes Road as previously offered by the applicant; 5) the provision of traffic calming devices as offered by the applicant, to be coordinated with and approved by County Engineering and Urban Development Department; and 6) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residentially developed property.

LOCATOR MAP



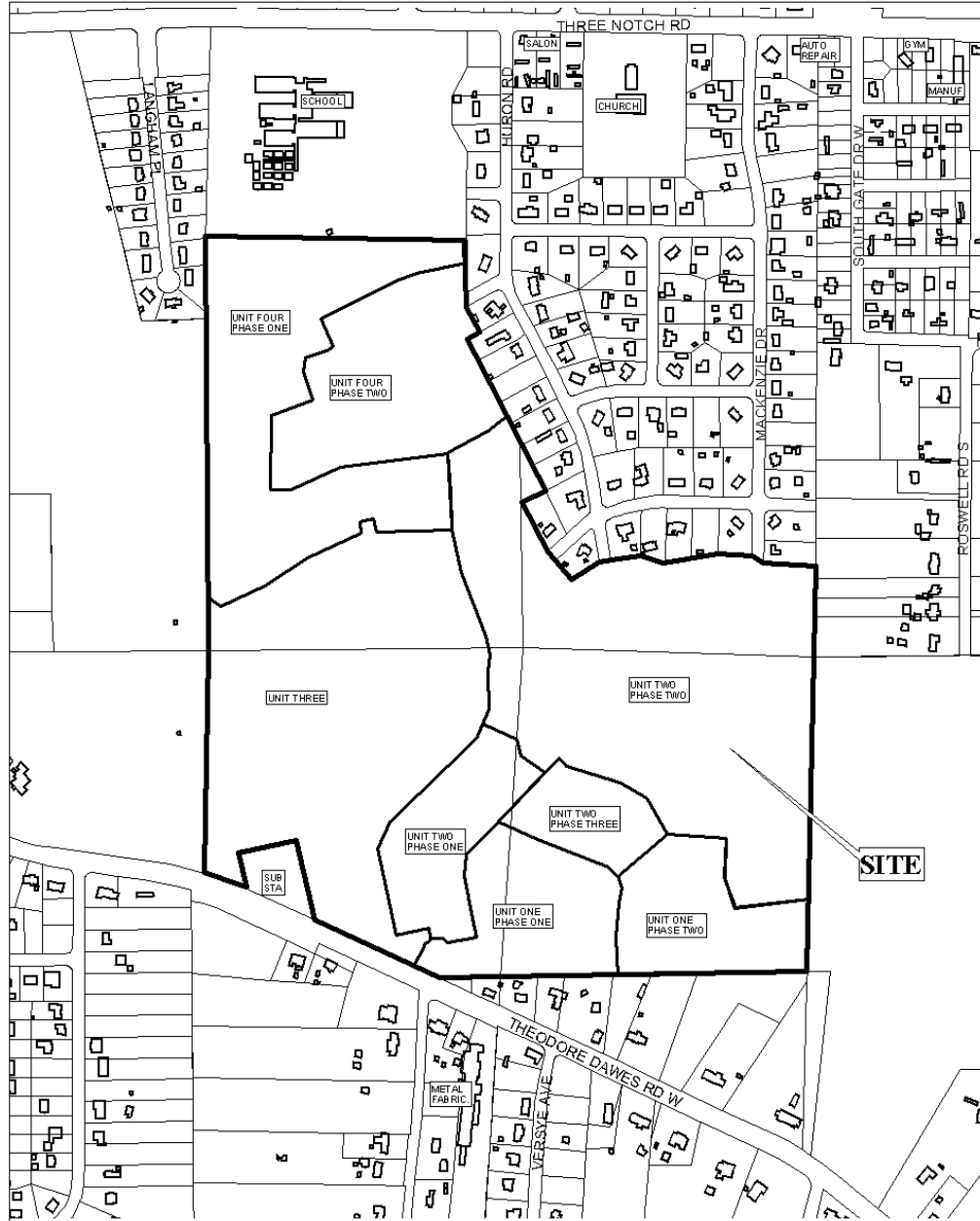
APPLICATION NUMBER 13 DATE June 17, 2004

APPLICANT Hunter's Cove Subdivision

REQUEST Subdivision



HUNTER'S COVE SUBDIVISION



APPLICATION NUMBER 13 DATE June 17, 2004

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N
NTS

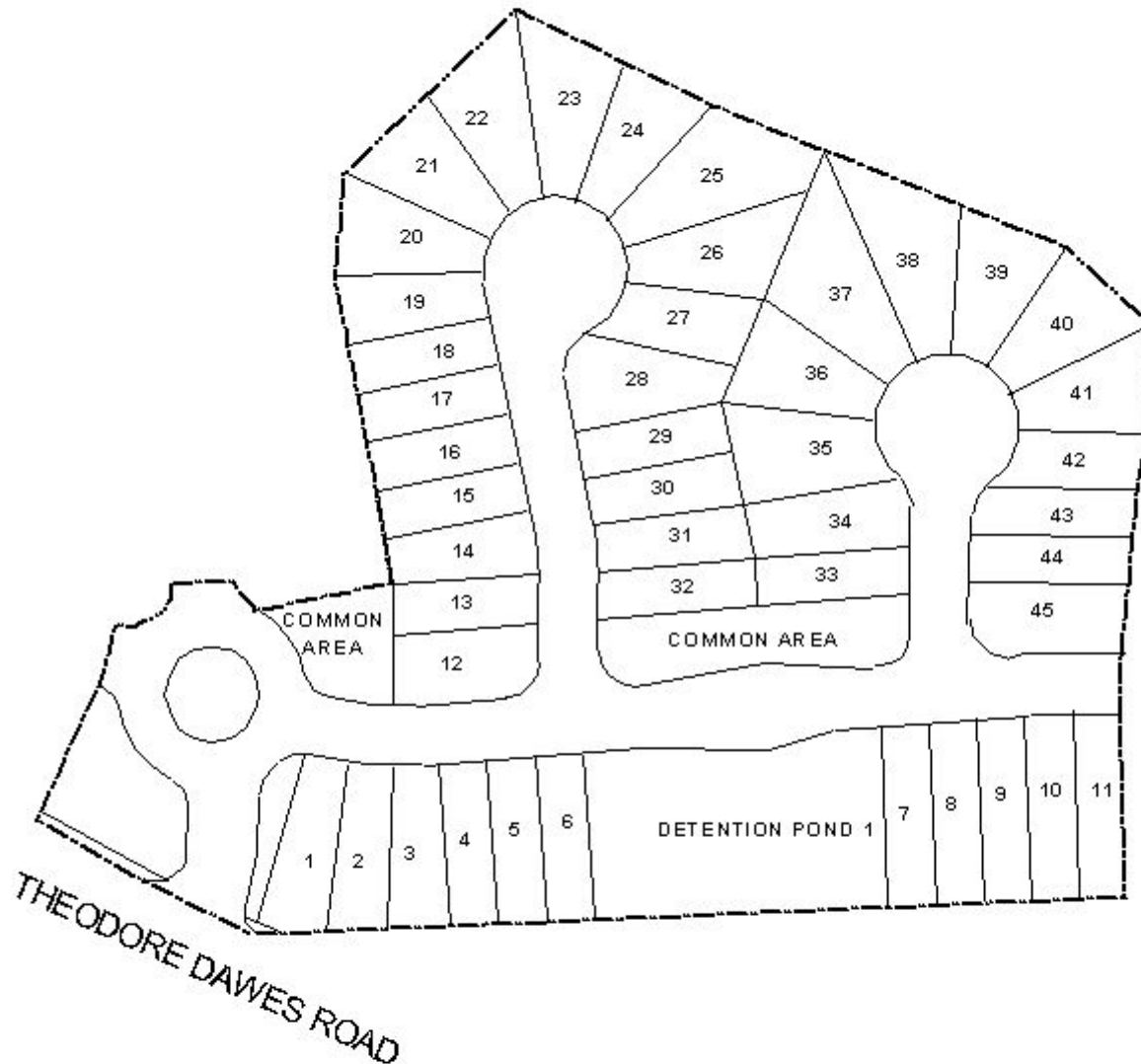
DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE June 17, 2004
APPLICANT Hunter's Cove Subdivision
USE/REQUEST Subdivision



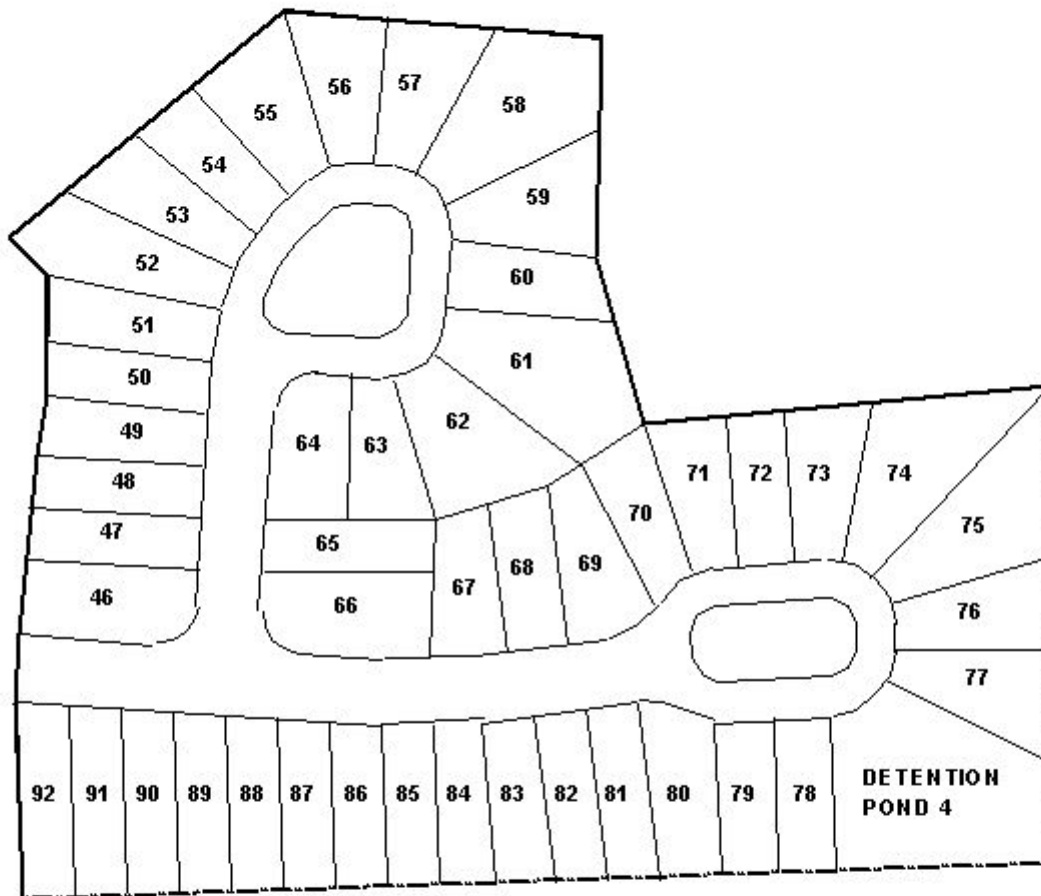
HUNTER'S COVE SUBDIVISION UNIT ONE, PHASE ONE



APPLICATION NUMBER 13 DATE June 17, 2004
APPLICANT Hunter's Cove Subdivision
USE/REQUEST Subdivision



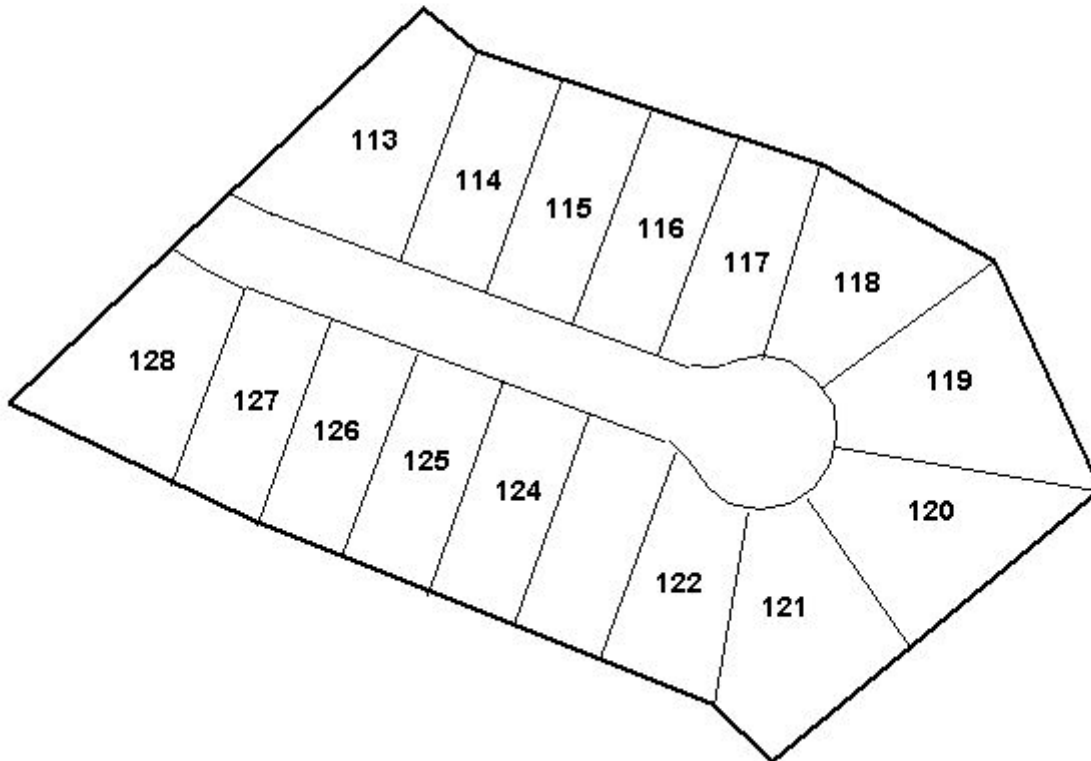
HUNTER'S COVE UNIT ONE, PHASE TWO



APPLICATION NUMBER 13 DATE June 17, 2004
APPLICANT Hunter's Cove Subdivision
USE/REQUEST Subdivision



**HUNTER'S COVE SUBDIVISION
UNIT TWO, PHASE THREE**



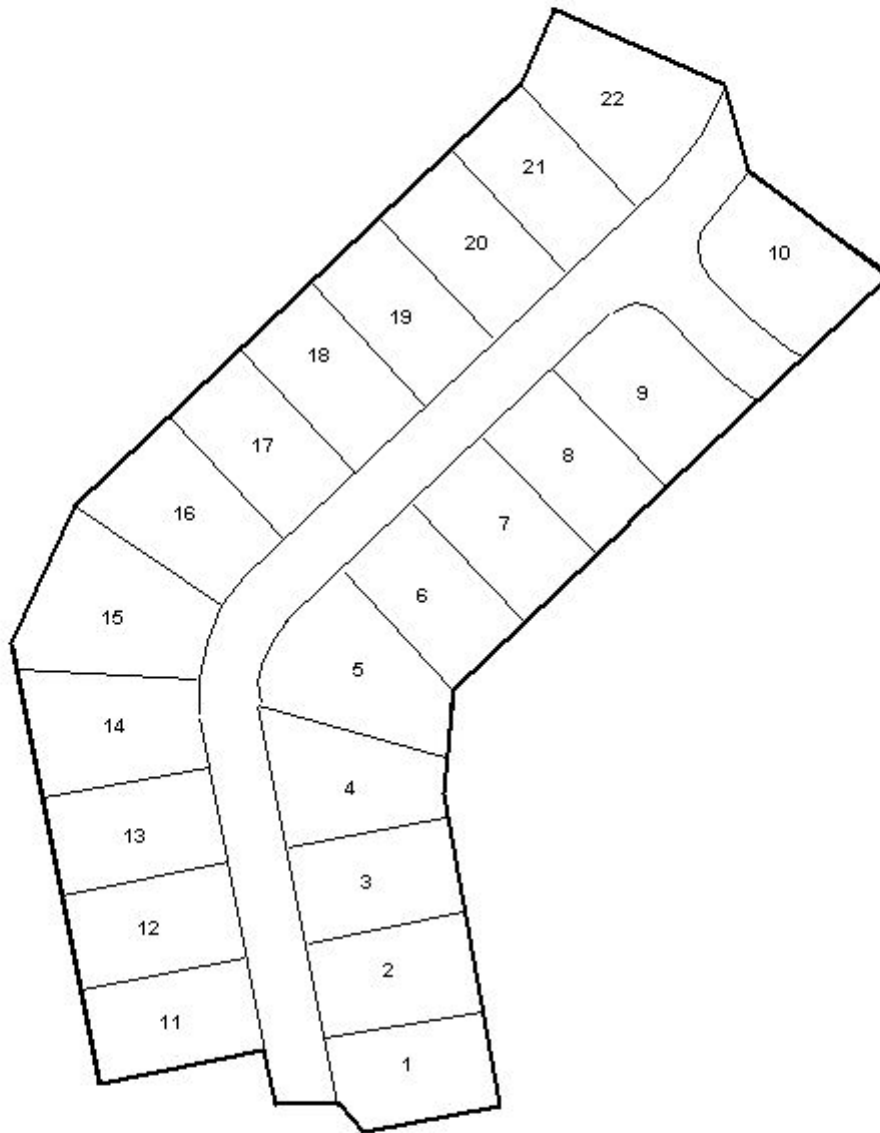
APPLICATION NUMBER 13 DATE June 17, 2004

APPLICANT Hunter's Cove Subdivision

USE/REQUEST Subdivision



HUNTER'S COVE SUBDIVISION UNIT TWO, PHASE ONE



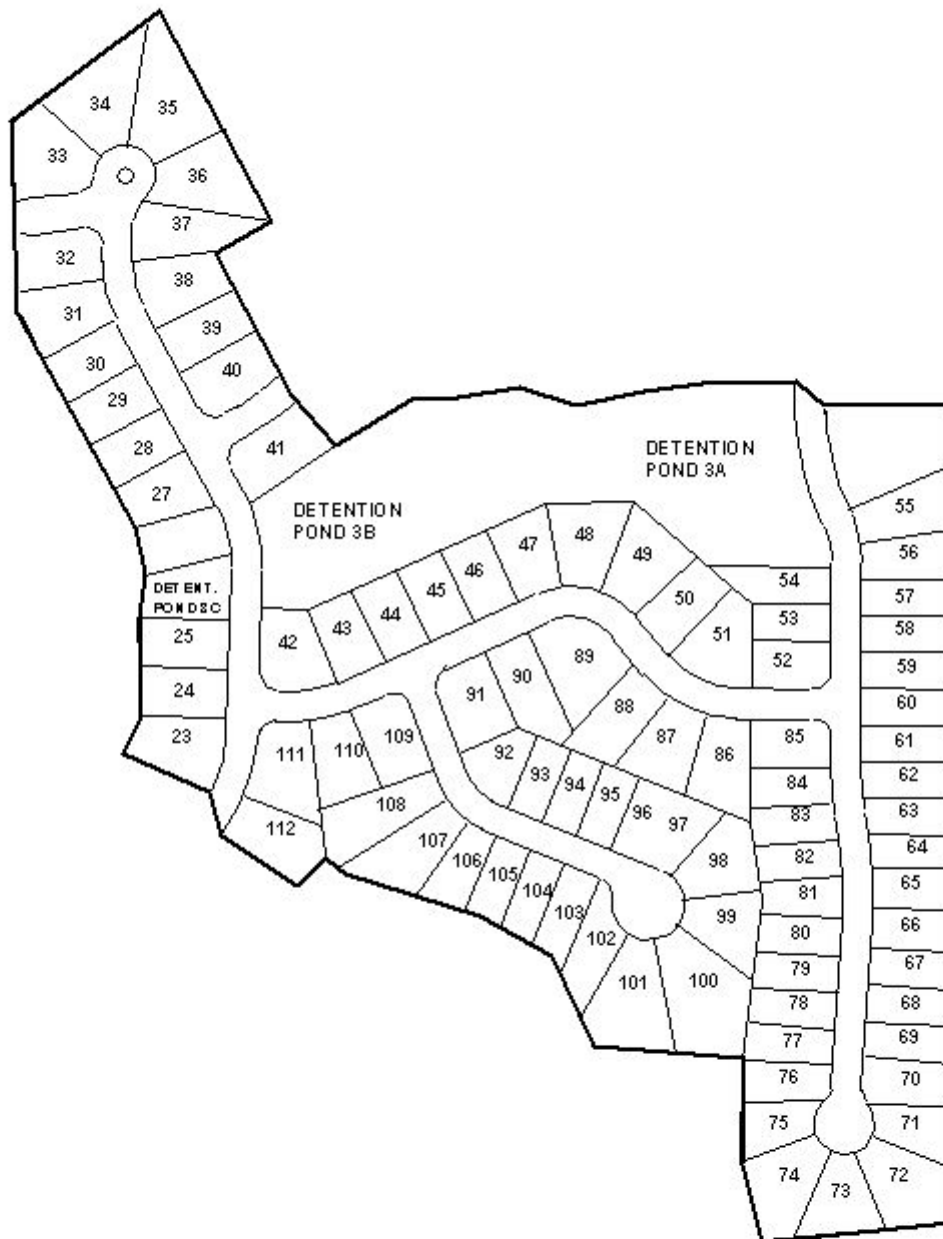
APPLICATION NUMBER 13 DATE June 17, 2004

APPLICANT Hunter's Cove Subdivision

USE/REQUEST Subdivision



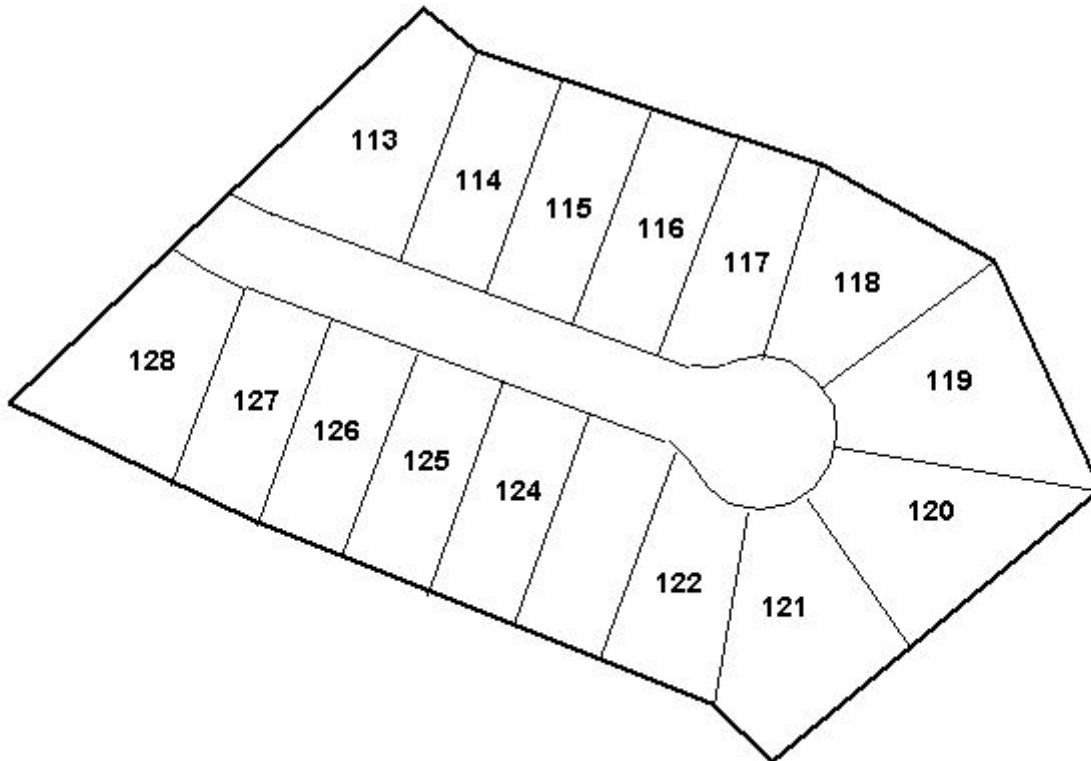
HUNTER'S COVE SUBDIVISION UNIT TWO, PHASE TWO



APPLICATION NUMBER 13 DATE June 17, 2004
APPLICANT Hunter's Cove Subdivision
USE/REQUEST Subdivision



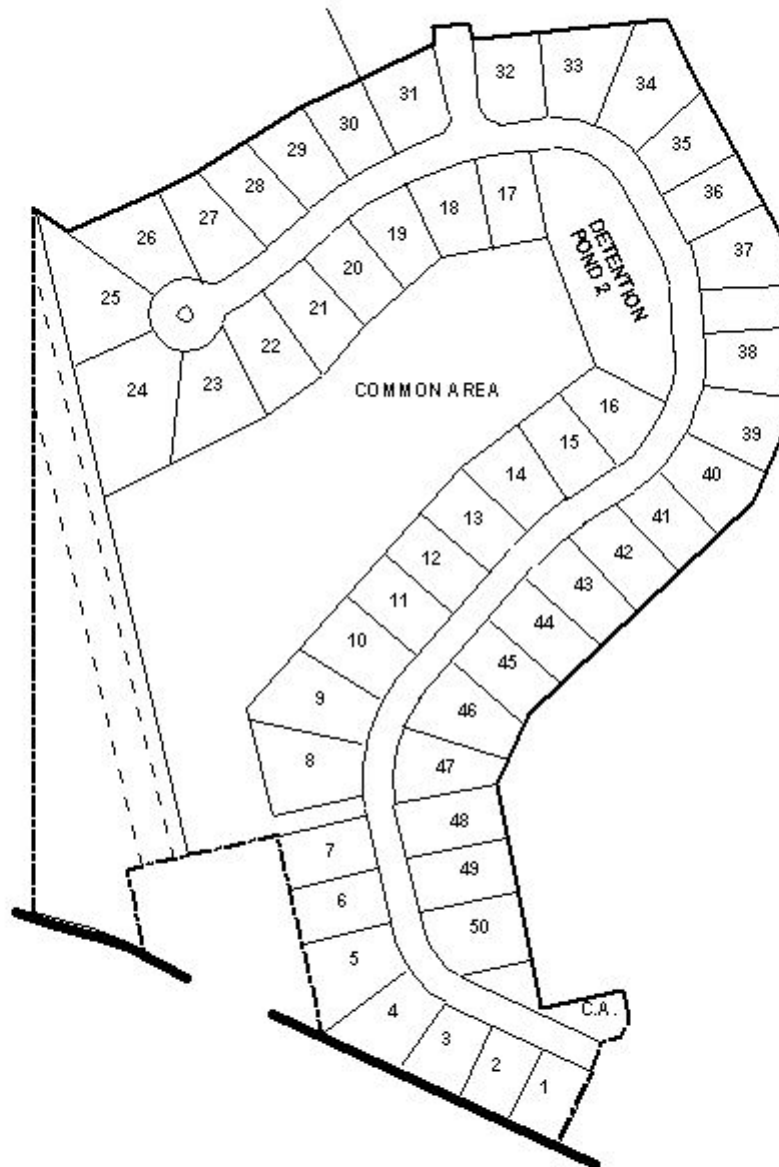
**HUNTER'S COVE SUBDIVISION
UNIT TWO, PHASE THREE**



APPLICATION NUMBER 13 DATE June 17, 2004
APPLICANT Hunter's Cove Subdivision
USE/REQUEST Subdivision



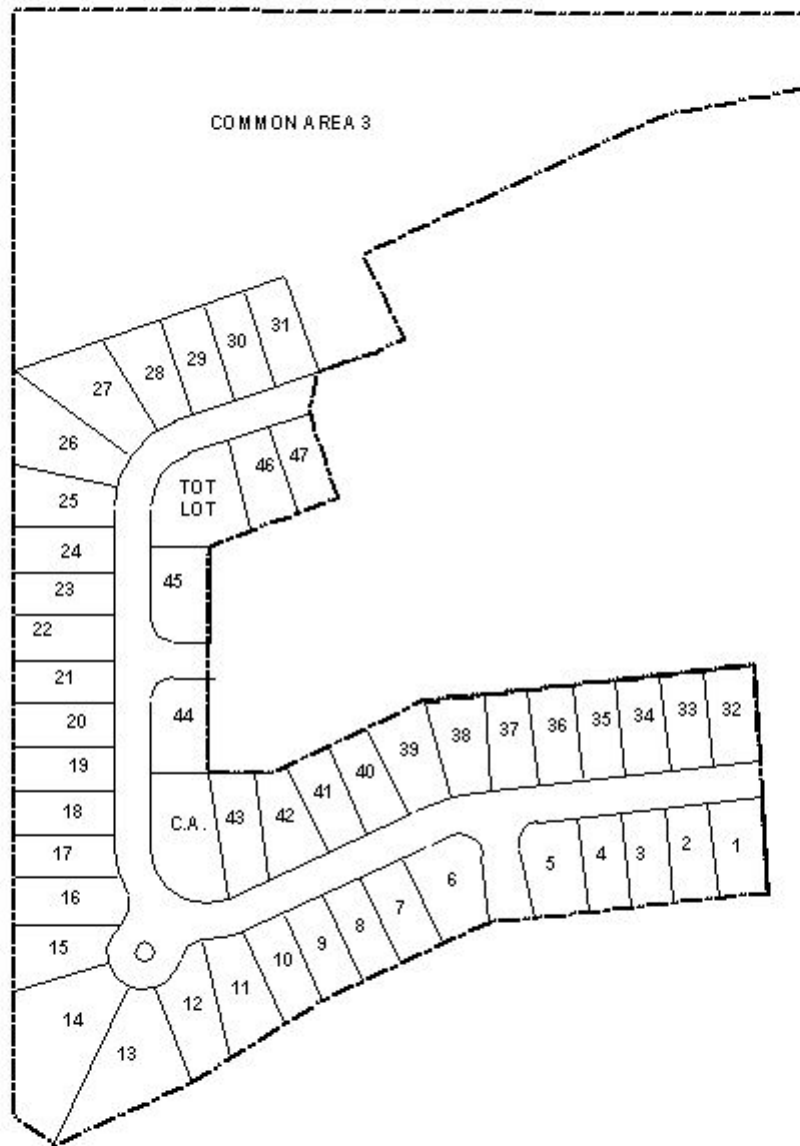
HUNTER'S COVE SUBDIVISION UNIT THREE



APPLICATION NUMBER 13 DATE June 17, 2004
APPLICANT Hunter's Cove Subdivision
USE/REQUEST Subdivision



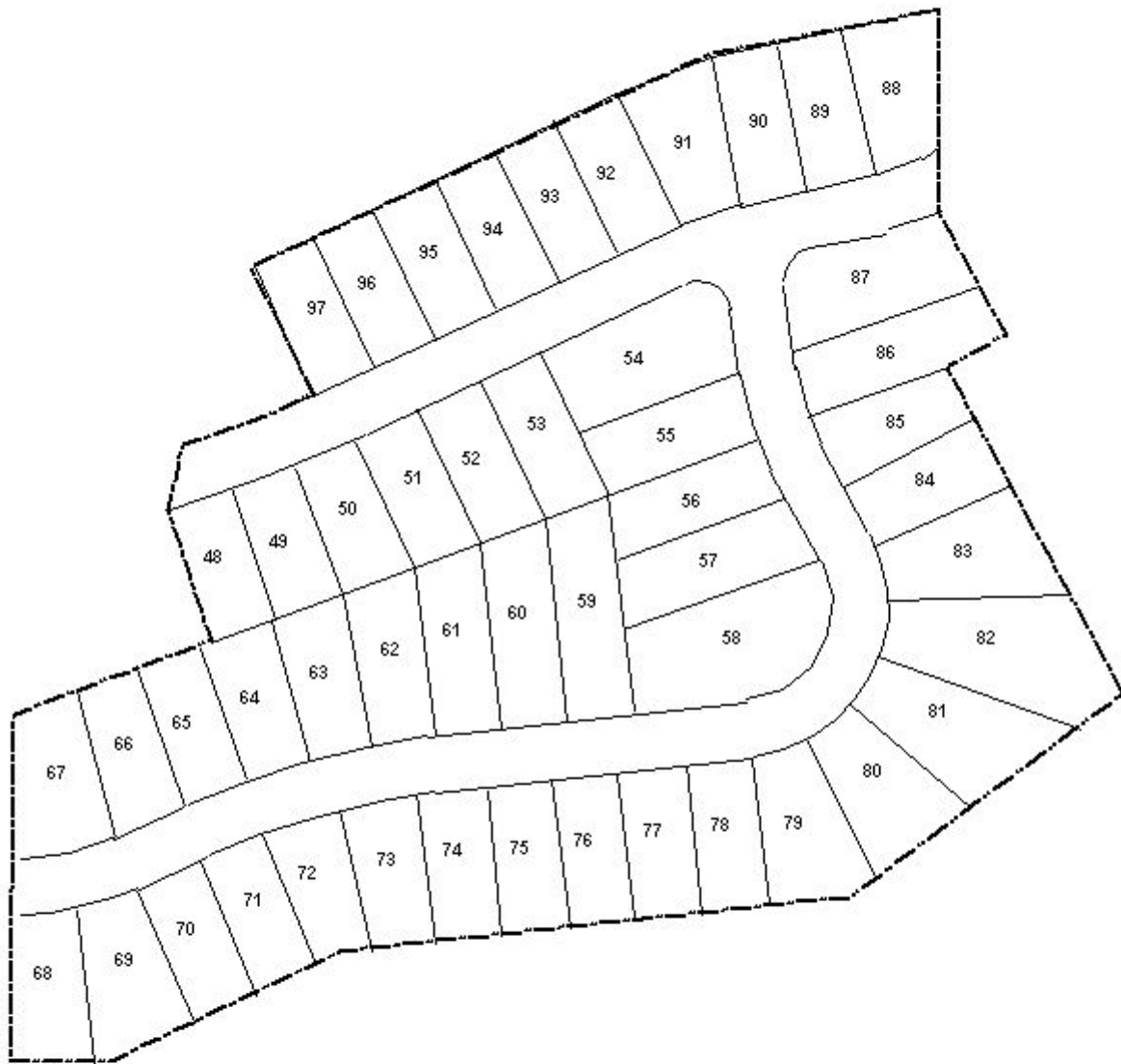
HUNTER'S COVE SUBDIVISION UNIT FOUR, PHASE ONE



APPLICATION NUMBER 13 DATE June 17, 2004
APPLICANT Hunter's Cove Subdivision
USE/REQUEST Subdivision



HUNTER'S COVE SUBDIVISION UNIT FOUR, PHASE TWO



APPLICATION NUMBER 13 DATE June 17, 2004
APPLICANT Hunter's Cove Subdivision
USE/REQUEST Subdivision

